

# Property details **approval form**

55 Hampton Road, Ipswich, Suffolk, England, IP1 4AP

**Date:** 13 January 2022

**Property Ref and Version:** ICH309289 - 0004

# Connells

# Selling your home with us!

## ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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£210,000

Tenure: Freehold

## ○ Key Features

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- > Energy Rating: D
- > Four Bedroom Established Property
- > Two Reception Rooms
- > Dropped Curb
- > Double Glazing And Gas Central Heating Throughout
- > No Onward Chain

## ○ Short Description

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A delightful Four Bedroom, Two Reception property situated to the West of Ipswich. The property has a dropped curb outside and internally it is in good condition throughout, with Four First Floor Bedrooms and to the rear a good sized Garden.

## ○ Long Description

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A delightful Four Bedroom, Two Reception property situated to the West of Ipswich. The property has a dropped curb outside and internally it is in good condition throughout, with Four First Floor Bedrooms and to the rear a good sized Garden. Located near to local Schools and Shops as well as the Historic Town Centre of Ipswich itself. There is also a Mainline Railway Station serving London Liverpool Street. Access is from the A12 and A14 at Copdock. An internal inspection is highly recommended and will be offered with No Onward Chain.

## ○ Directions

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## ○ Room Description

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### Entrance

Entrance door into entrance hall through a double glazed door into:

### Lounge

12' 3" x 9' 8" ( 3.73m x 2.95m )

Double glazed window to the front, radiator and TV point.

### Dining Room

13' 4" x 11' 7" ( 4.06m x 3.53m )

Two double glazed windows to the rear and radiator.

### Kitchen

11' x 7' 1" ( 3.35m x 2.16m )

Double glazed window to the side. Selection of wall and base level units, stainless steel sink and drainer unit. Space and plumbing for washing machine, hob, oven and extractor fan as well as space for fridge/freezer. Leading to:

### Inner Hallway

Door to side and further door leading to:

### Bathroom

Double glazed window to the rear. Bathroom comprises of a panel bath, low level wc, pedestal wash hand basin, radiator and storage cupboard with boiler.

### First Floor Landing

Loft access and doors off:

### Bedroom One

11' 7" x 10' 1" ( 3.53m x 3.07m )

Double glazed window to the front and radiator.

### Bedroom Two

11' x 7' 6" ( 3.35m x 2.29m )

Double glazed window to the front and radiator.

### Bedroom Three

11' x 7' 4" ( 3.35m x 2.24m )

Double glazed window to the rear and radiator.

### Bedroom Four

9' 8" x 9' ( 2.95m x 2.74m )

Double glazed window to the rear and radiator.

### Outside

Outside there is a dropped curb to the front which also has a concrete railing. The rear garden has a patio area and is mainly laid to lawn with fencing to boundaries.

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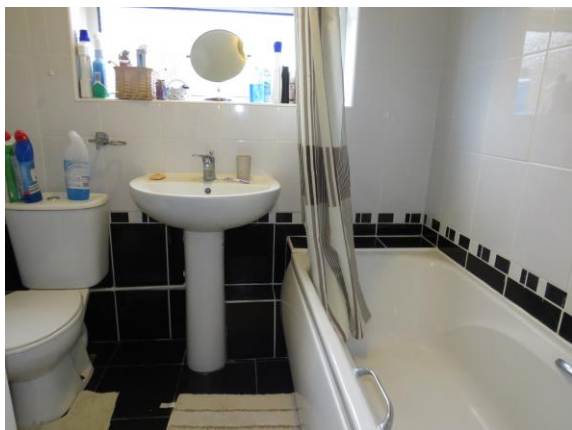
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## ○ Property Images





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## **○ Property Images**

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## ☐ Floor Plan

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## ☐ Approval

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	Signature	Date
Mark Reeves		
Mr K. Williams		